



Corn Mill Close  
Wing, LU7 0PL

Price £685,000



QUARTERS  
YOUR NEXT MOVE

# Corn Mill Close

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Quarters are delighted to offer for sale with no upper chain this extensive detached executive home located in a secluded cul-de-sac in the heart of this popular Buckinghamshire village of Wing, which lies within catchment for Aylesbury Grammar Schooling. The property is presented to the market in excellent order and provides approximately 2000 sq ft of spacious and versatile accommodation comprising; Entrance hall, dining room, study/family room, cloakroom/WC, lounge, kitchen/dining room, utility room, four double bedrooms (master with ensuite) and a family bathroom. Additional benefits include a southerly facing rear garden, double garage with eaves storage above and driveway parking for two cars. Viewing is a must to appreciate the size and finish of this versatile property.

### Location:

Corn Mill Close is a secluded cul-de-sac in the heart of the Buckinghamshire village of Wing, which boasts plenty of local amenities, with residents benefitting from local shops, public houses and green spaces. The village further benefits from falling within catchment for sought after Grammar Schooling, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 10 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

Enter into the welcoming hallway featuring stairs to the first floor with a built in storage cupboard under, and there are doors to the formal dining room, study/family room, cloakroom/WC, lounge and kitchen/dining room. On the left, the dining room is situated to the front of the house with views out to the close, and on the right of the property is a bay fronted study/family room which would also make for a generous home office. The well proportioned lounge allows for a range of living room furniture and a stunning inglenook fireplace with wood burning stove provides a beautiful focal point, whilst there are doors leading out onto the garden patio. The kitchen/dining room is perfectly sized to accommodate a large family, and is fitted with a range of wall and base level units and integrated appliances. There is plenty of space for a large dining table, and the are views of the rear and an abundance of natural light into the room due to the many windows. A door leads through into the utility room, with a range of units to match the kitchen and spaces for further appliances, plus a courtesy door to the side.

### First Floor:

The generous landing runs centrally through the upstairs space, featuring an airing cupboard plus access to the four bedrooms, family bathroom and loft space. Each of the bedrooms are well proportioned double bedrooms which include built in wardrobes, with the master bedroom boasting and ensuite bathroom comprising of a low level WC, pedestal wash hand basin and p-shaped bath with shower over. The family bathroom is fitted with a four piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath, plus there is a separate shower cubicle.





**Outside:**

To the front of the property there is a driveway for two cars which extends to the garage. A path leads to the front door with an area of lawn to the border, and there is gated access to the rear. The private southerly facing rear garden features a paved patio across the rear of the property with the remainder laid mainly to lawn with mature shrubbery to the borders. Tucked around to one side of the property is a timber shed, whilst to the other is a log store and gated access to the front.

**Double Garage:**

The generous double garage is accessed via an automatic up and over door, plus there is a courtesy door to the side. There is power and lighting plus steps into the eaves storage space providing an additional usable loft.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 2016 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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